

April 14, 2023

To All Concerned Parties

Name of REIT Issuer  
One REIT, Inc.  
2-1-3 Nihonbashi, Chuo-ku, Tokyo, Japan  
Hirofumi Nabeyama, Executive Director  
(TSE Code: 3290)

Contact:  
Asset Management Company  
Mizuho REIT Management Co., Ltd.  
Hirofumi Nabeyama, Chief Executive Officer  
Contact Person: Kazuhiro Mitsuka,  
Managing Director Finance & Administration Division  
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**Notice concerning Partial Amendments to the Articles of Incorporation and the Election of Directors**

One REIT, Inc. (hereinafter referred to as “One REIT”) announced that, at a meeting of its board of directors held today, a resolution was made as follows to submit proposals concerning partial amendments to the Articles of Incorporation and the election of directors to its sixth general meeting of unitholders (hereinafter referred to as the “General Meeting of Unitholders”) scheduled to be held on May 26, 2023.

The following partial amendments to the Articles of Incorporation and the election of directors are subject to the condition that these are approved via vote at the General Meeting of Unitholders.

**1. Partial Amendments to the Articles of Incorporation****(1) Change in Location of Head Office**

Necessary amendments will be made in order to relocate the head office of One REIT from Chuo-ku, Tokyo, to Chiyoda-ku, Tokyo, on June 1, 2023 (Proposed amendment for Articles of Incorporation Article 3 and Supplementary Provision Article 42).

**(2) Electronic Provision Measures**

With the enforcement of the amended provisions set forth in Article 3 of the Supplementary Provisions of the “Act on Arrangement of Relevant Acts Incidental to Enforcement of the Act Partially Amending the Companies Act” (Act No. 71 of 2019) on September 1, 2022, the provision stating that the information that is the content of the reference documents for General Meetings of Unitholders, etc. shall be electronically provided is deemed to have been established in One REIT’s Articles of Incorporation. In order to clarify such, a provision to that effect will be stipulated in One REIT’s Articles of Incorporation. In addition, a provision will be added to limit the scope of matters described in the documents delivered to unitholders who requested the delivery of documents in paper-based format, among the matters subject to electronic provision measures of the information that is the content of the reference documents for General Meetings of Unitholders, etc., to the scope stipulated in the Regulation for Enforcement of the Act on Investment Trusts and Investment Corporations (Order of the Prime Minister’s Office No. 129 of 2000) (Proposed amendment for Articles of Incorporation Article 9, Paragraphs 4 and 5).

### (3) Method of Asset Valuation

With the application of the Accounting Standards Board of Japan (ASBJ) Statement No. 30 “Accounting Standard for Fair Value Measurement” and the revised ASBJ Statement No. 10 “Accounting Standard for Financial Instruments” (including accounting standards, guidance, etc. that were newly established or revised in relation to it), necessary amendments will be made to the method of asset valuation of One REIT (Proposed amendment for Articles of Incorporation related to Article 33, Paragraph 1, Items (6) and (10) and Paragraph 2, Item (3)).

## 2. Election of Directors

With the term of office of one executive director (Hirofumi Nabeyama) and two supervisory directors (Gen Takizawa and Yoshiki Ohmori) of One REIT set to expire on May 31, 2023, One REIT will submit a proposal concerning election of one executive director and two supervisory directors to the General Meeting of Unitholders.

In addition, One REIT will submit a proposal concerning election of one substitute executive director and one substitute supervisory director in preparation for cases of vacancy of an executive director or a supervisory director, or for cases when the number becomes fewer than what is stipulated by laws and regulations.

- (1) Executive director candidate  
Hirofumi Nabeyama (re-elected)
- (2) Substitute executive director candidate  
Hidetoshi Kato (re-elected)
- (3) Supervisory director candidate  
Yoshiki Ohmori (re-elected)  
Kazunori Furukawa (newly elected)
- (4) Substitute supervisory director candidate  
Taketomo Morita (newly elected)

## 3. Schedule

April 14, 2023 (Fri.)	Resolution of board of directors on proposals to be submitted to the sixth general meeting of unitholders
May 1, 2023 (Mon.)	Posting of the notice of convocation of the sixth general meeting of unitholders (scheduled)
May 26, 2023 (Fri.)	Holding of the sixth general meeting of unitholders (scheduled)

One REIT corporate website: <https://one-reit.com/en/>